

STRATEGIC PLANNING MEETING JANUARY 16, 2008, SPONSORED BY THE BOARD OF SELECTMEN

The Board of Selectmen sponsored a Strategic Planning Meeting on Wednesday, January 16, 2008, at 6:30 p.m., at the Dedham Middle School, Whiting Avenue.

The following Selectmen were present: Carmen DelloIacono, James A. MacDonald, Marie-Louise Kehoe and Michael Butler. Dennis Teehan was not present. Also present were: William Keegan, Town Administrator, Nancy Baker, Asst. Town Administrator, Department Heads, Superintendent of Schools, various Boards, Committees, District Chairmen, Dedham Times Reporter, Transcript Reporter, and the general public.

Mr. DelloIacono called the meeting to order at 6:30 p.m. He welcomed the audience to the Strategic Planning Meeting and thanked all who participated in the preparation of this evening's meeting; most especially-- Selectman McDonald and Selectman Butler for coordinating the event and compiling the data for the presentation and handouts.

The first item of the evening was the BPCC Senior Center Process, given by Robert Naser, BPCC Chairman. He gave an overview relative to what has transpired to date, i.e., Feasibility Study, RFQ qualified designer/architects, RFQ Project Manager to oversee the construction phase of the project. Mr. Naser informed all relative to the estimated cost and tax impact. He stated the following: Assuming \$8.6 MM construction cost, 5.5% interest over 20 years, Assumes no grant money, which could be \$600,000 +. Average, Average cost for the average homeowner will be about \$58/year—high of \$76 in year 2 and low \$38 in year 20. Mr. Naser proceeded to highlight the next steps going forward. They are as follows: January—Select design firm, May—Seek Town Meeting Town Meeting Approval for Special Election re: Debt Exclusion for the Senior Center Building and June—Special Election to vote on debt exclusion.

Relative to other BPCC projects, Mr. Naser discussed the Assessment of Town Facilities and the review conducted by Earth Tech in 2004. Based on the result of the report, the following was determined by the BPCC: A Facility Maintenance Program be established by the Town, Scheduled maintenance was being deferred, Department Heads were asked to address facility issues taking them away from their primary duties, Public Safety Facilities have the most need for replacement/renovation and the lack of Town land to redevelop facilities. Mr. Naser stated that the Town needs to begin the process now.

Tracey Driscoll, Chairman, School Department, gave a presentation relative to the Avery School. She began with an overview of the Avery School and why it was chosen to be rebuilt. It has been determined that the interior and exterior of the Avery School Building was to have significant deteriorating conditions—confirmed by the 2003 Feasibility Study and also by the Massachusetts School Building Authority over the past six months. The concerns were as follows: space, hazardous parking and drop-off, plumbing, HVAC, leaking roof, poor lighting, limited handicap accessibility, windows and no grass for

playground. There was also an identified need to strengthen the East Dedham Neighborhood. Ms. Driscoll also went over the process in which the Avery School was chosen – MSBA created three year moratorium on new projects instituted. Capital Needs Survey was administered and 3% of 62 schools were found to be in need of substantial work. Avery School was one of the 62, Districts submitted Statements of Interest, Facilities Maintenance Assessment was conducted, i.e., a team of engineers, architects and specialists visited the districts and evaluated all of the 423 proposed projects, November 28, 2007—schools issued Feasibility Invitation and the Avery School was one of those 49 schools. Ms. Driscoll informed all that the next steps would be the approval of the Owner's Project Manager by MSBA, Selection of the Feasibility Designer, Submission by the District of the ICC, Execution of a Feasibility Study Agreement with the MSBA detailing scope, schedule, milestones and cost-sharing parameters. The final step is the approval by the Town. Ms. Driscoll informed all that the Town of Dedham's approximate MSBA reimbursement is currently project at 50%. Ms. Driscoll highlighted the new MSBA Benefits which include: Greater oversight, pay as you build and reimbursable Feasibility Study and Design. Site procurement, District Administration Space, Costs over agreed upon budget, Field Houses, Swimming Pools and Ice Rinks are not reimbursable. Additionally, Ms Driscoll informed all that future projects include relocating the Curran Early Childhood Center to the Dexter School and the High School Athletic Complex.

David Field, Director of Engineering, gave a presentation relative to the 2008 Roads and Sewers. Mr. Field informed all of the current status of the road, the recent improvements and the improvements to come in the future. He presented the proposed FY09-FY11 Road Improvements recently approved by the Board of Selectmen. Mr. Field updated the current status of the sewers and highlighted the proposed rehabilitation going forward.

William Keegan, Town Administrator, gave a review of the current Debt Service. Mr. Keegan presented a Town of Dedham Debt Analysis as of December 31, 2007. He informed the audience that Proposition 2 ½ allows communities to assess taxes in excess of its tax limit for the payment of certain debt if approved by the Town voters at an election. The additional taxes are allowed only as long as the Town is paying the debt. Once repaid, the additional taxes are not allowed—referred to as Exempt Debt.

Mr. Keegan informed all that in FY2008, Dedham levied \$3 million in additional taxes for payment/Exempt Debt, approximately %5 of Tax Levy which is \$58.7 million. Mr. Keegan informed all that Non-Exempt Debt must be paid with the limits of the operating budget. \$2.4 million was for Non-Exempt Debt in FY2008.

Mr. Keegan broke down the Total Debt Analysis, i.e., Exempt Debt Service = \$32,353,437. Exempt Debt—Middle School, Striar, Soccer Field, East Street Project portion, Sewer, Stormwater, Science Labs and SMA. Non-Exempt Debt Service = \$14,564,503.

Mr. Keegan commented that debt limits apply to the amount authorized, excluding interest. Debt Service includes principal and interest. Additionally, when debt is authorized at Town Meeting it gives permission to go out to bid on a project. He commented that you actually borrow, when you have spent the funds.

Mr. Keegan discussed the Equalized Valuation (EQV) – uniform estimate of the full & fair cash value of property throughout the State. Dedham's 2006 EQV = \$4,262,714,700, 5% of the EQV = \$213,135,735. The debt authorized & outstanding is currently \$48.3 Million and the difference is \$164.8 Million. Mr. Keegan went over the Debt by Purpose (Outstanding & Authorized but un-issued), principal only, 2009-2027, he went over the Exempt/Non-Exempt Debt, principal only, Non-Exempt Debt Service 2009 through 2022, Exempt Debt Service 2009 through 2023. He also went over debt purposes and maximum maturities, Exempt and Non-Exempt Debt and the effect on the tax rate.

Relative to the Comprehensive approach-- There was discussion relative to one-time revenue from permit fees associated with major projects, PILOT payments from the HSL Project (initial and a portion of the PILOT), Legacy Place Tax Revenues which will be reflected in the FY10 new growth figure.

Relative to Strategic use of Debt Service -- There was discussion relative to the mixture of Exempt and Non-Exempt Debt to fund projects, striving to keep a consistent annual level of Non-Exempt Debt Service, the use of the new Long-Range Forecasting Tool to project out three years and dedicating a portion of new tax revenue from Legacy Place to Capital Projects.

At the conclusion of the presentations, Mr. Butler and Mr. MacDonald opened up the discussion to questions and answers relative to the topics discussed during the course of the evening. Mr. Butler went through each category, numerous questions were asked by the audience and satisfactory answers were given by all who participated in the program/presentation.

Mr. Butler remarked that much has transpired over the past ten years to get where we are today. He was very excited that the new Forecasting Tool would be incorporated into this year's budget. He thanked David Martin, Finance Committee Chairman, for his diligent work on this outstanding finance tool. In turn, Mr. Martin thanked Greg Buckley, former Finance Committee Member, for his contributions and hard work in the development of the Forecasting Tool.

At the conclusion of the meeting both Mr. MacDonald and Mr. Butler thanked all who were involved with meeting preparations, especially, Mariellen Murphy, Finance Director, Robin Reyes, Tax Collector, David Martin and Bill Marincelli, Finance Committee, William Keegan, Town Administrator, Tracey Driscoll, Chairman, School Committee, June Doe, Superintendent of Schools, Robert Naser, Chairman, Building, Planning and Construction Committee and David Field, Director of Engineering.

Mr. Butler adjourned the meeting. The time was 8:30 p.m.

This is to certify that the above is a true and accurate record of the minutes of the Strategic Planning Meeting sponsored by the Board of Selectmen at a meeting held at the Dedham Middle School on January 10, 2007; said minutes were approved at the Board of Selectmen's Meeting held on January 16, 2008.

Carmen DelloIacono, Chairman